

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA & UD Department - Dharmavaram Municipality - Leasing of vacant site in Sy. No. 428 at P.R.T. Circle, Dharmavaram to Sri S.V. Kishore Reddy - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (J1) DEPARTMENT

G.O. Ms. No. 219

Dated : 28-02-2009

Read: -

From the C&DMA, Lr. Roc. No. 1685/09/N1, Dated 06.02.2009.



O R D E R: -

The Commissioner and Director of Municipal Administration, Andhra Pradesh, Hyderabad in his letter read above has reported that Dharmavaram Municipal Council vide Resolution. No. 46, dated 31.05.2008 resolved for Construction of Shopping Complex in vacant Municipal site in Sy. No. 428, PRT, Circle Dharmavaram under goodwill auction. The Director of Town and Country Planning, Andhra Pradesh, Hyderabad has approved the type design in B.P. No. 29/2008/A vide LR. Dist. No. 5564/08/A, dated 20.08.2008 for construction of 13 shops in the ground floor and 5 shop rooms in 1st floor. The Superintending Engineer, Public Health has accorded technical sanction for Rs. 49.90 lakhs.

2. He has reported further that the Municipal Council, on 31.12.2008 considered the applications of 3 individuals who have applied for allotment of the above said land for construction of the Shops, maintenance on their own and for return of the same to the Municipality after completion of lease period of 33 years. The details of their quotations are as follows;

Sl. No.	Name of the Applicant	Monthly rent paid to shop rooms	Per year
1	Sri S.V. Kishore Reddy, Dharmavaram	39,000.00	4,68,000.00
2	Sri T. Chandra Sekhar Reddy. Dharmavaram	35,000.00	4,20,000.00
3	Sri V. Kesava Reddy, Dharmavaram	32,000.00	3,84,000.00

3. As per the report of the Revenue Inspector of the Dharmavaram Municipality the approximate rents will be arrive to 18 shops to the Municipality for Rs. 38,700/- per month and for Rs. 4,64,400/- per annum as per the prevailing market value.

4. The Municipal Council, Dharmavaram in its Resolution No. 259, dated 31.12.2008 has resolved that the constructed of shops on good will auction basis is not financially fetchable to the Municipality and expected goodwill amount to construction and also rents will not come upto the satisfactory level, and the Municipality is not in a position to bare any additional expenditure for the

construction. They proposed to lease out the vacant site to Sri Kishore Reedy, Dharmavaram taken into consideration of the above three individuals proposals without observing the reservations who come forward to take up the project, the Council resolved to lease out the vacant site for a period of 30 years and resolved to send the proposals to the Government for approval as a Special case.

5. Further the Government have issued orders vide G.O. Ms. No. 160, MA, dated 06.04.2006 for construction of shopping complexes under BOT basis which was envisaged for Municipal Corporations.

6. The Commissioner and Director of Municipal Administration, Andhra Pradesh, Hyderabad has therefore, requested to issue necessary orders early in the matter.

7. Government after taking into consideration of the circumstances reported above, and financial interest of the Municipality hereby permitted the Commissioner, Dharmavaram Municipality to lease out to Sri S.V. Kishore Reddy, the applicant, of the vacant site in Sy. No 428, at P.R.T. Circle, Dharmavaram for a period of 30 years as special case at Rs. 39,000/- per month with enhancement of 15% for every three years after completion of initial period of five years under the provisions of Rule 12 (1)(e) of Andhra Pradesh Municipalities (Regulation of Receipts and Expenditure) Rules 1968 read with G.O. Ms. No. 340, MA & UD Dept., dated 8.7.2003. There shall be no levy of rent for the initial period of one year of construction.

8. The Commissioner and Director of Municipal Administration, Andhra Pradesh, Hyderabad is requested to take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner and Director of Municipal Administration,
Andhra Pradesh, Hyderabad

Copy to:

The Commissioner, Dhramavaram Municipality,
P.S. to M (MA),
P.S. to Principal Secretary, MA & UD Department,
P.S. to Secretary, MA & UD Department.

//FORWARDED BY ORDER//

SECTION OFFICER